115.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	799,300 / 799,300
					USE VALUE:	799,300 / 799,300
					ASSESSED:	799,300 / 799,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		BRAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARMON JAMES C/AUDREY E
Owner 2:	
Owner 3:	
Street 1:	27 BRAND STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NAULOT PHILIPPE/MICHELE -
Owner 2:	-
Street 1:	27 BRAND STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .176 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1990, having primarily Vinyl Exterior and 1732 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7672.000	366,900		432,400	799,300
Total Card	0.176	366,900		432,400	799,300
Total Parcel	0.176	366,900		432,400	799,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.49 | /Parcel: 461.49

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 73798

GIS Ref

GIS Ref

Insp Date 09/22/18

!8936!

PREVIOUS ASSESSMENT

Parcel ID: 115.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	366,900	0	7,672.	432,400	799,300		Year end	12/23/2021
2021	101	FV	356,500	0	7,672.	432,400	788,900		Year End Roll	12/10/2020
2020	101	FV	356,400	0	7,672.	432,400	788,800	788,800	Year End Roll	12/18/2019
2019	101	FV	279,000	0	7,672.	438,500	717,500	717,500	Year End Roll	1/3/2019
2018	101	FV	277,500	0	7,672.	327,400	604,900	604,900	Year End Roll	12/20/2017
2017	101	FV	277,500	0	7,672.	296,500	574,000	574,000	Year End Roll	1/3/2017
2016	101	FV	277,500	0	7,672.	284,100	561,600	561,600	Year End	1/4/2016
2015	101	FV	269,600	0	7,672.	240,900	510,500	510,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:11:20

LAST REV

Date	Time
10/03/18	11:42:02
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8936

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAULOT PHILIPPE	53222-276		7/17/2009		515,000	No	No		
ZHANG LIN/ETAL	32539-355		3/22/2001		397,500	No	No		
CHUANG HSI PING	25773-303		10/30/1995		214,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2018	753	Redo Kit	35,500	C				
1/10/2018	29	Redo Bat	8,000	C				
5/18/2011	459	Wood Dec	15,800					
5/20/2008	486	New Wind	12,812			G10	GR FY10	

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2018	Inspected	PH	Patrick H
9/7/2018	MEAS&NOTICE	CC	Chris C
12/12/2008	Meas/Inspect	163	PATRIOT
6/14/2001	MLS	MM	Mary M
2/8/2000	Meas/Inspect	264	PATRIOT
9/4/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	73798
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7672		Sq. Ft.	Site		0	70.	0.81	5			Topo	-5					432,359						432,400	

Total AC/HA:	0.17612	Total SF/SM:	7672	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	432,359	Spl Credit		Total:	432,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1990	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	190.890
Other Features:	79608
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	410430
Depreciation:	43506
Depreciated Total:	366924

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2018
Baths:	2018
Plumbing:	
Electric:	
Heating:	2018
General:	

RES BREAKDOWN

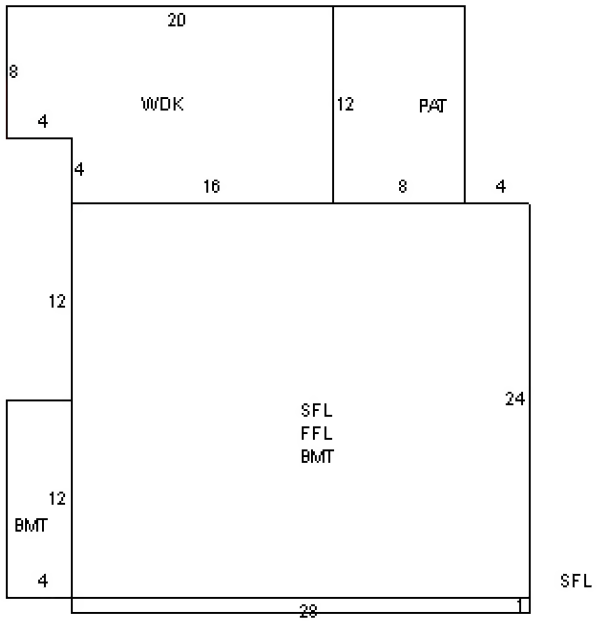
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	190.89
Special Features:	0	Val/Su Net:	152.11
Final Total:	366900	Val/Su SzAd	267.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	91.630	65,972
SFL	Second Floor	700	190.890	133,623
FFL	First Floor	672	190.890	128,278
WDK	Deck	224	10.570	2,367
PAT	Patio	96	6.060	582

Net Sketched Area:	2,412			Total:	330,822
Size Ad	1372	Gross Area	2412	FinArea	1732

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2015	0.00	T	3.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

115.0-0002-0005.0

IMAGE

AssessPro Patriot Properties, Inc